

138.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,062,800 / 1,062,800

USE VALUE:

1,062,800 / 1,062,800

ASSESSED:

1,062,800 / 1,062,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROHTER CHRISTOPHER & SOFIA
Owner 2:	
Owner 3:	

Street 1: 48 PLEASANT VIEW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LONG DENISE A/TRUSTEE -

Owner 2: D & D REALTY TRUST -

Street 1: 48 PLEASANT VIEW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,623 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 2342 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10623		Sq. Ft.	Site		0	90.	0.70	10									664,822						664,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10623.000		396,800		1,200		664,800		1,062,800							
Total Card							0.244		396,800		1,200		664,800		1,062,800		Entered Lot Size					
Total Parcel							0.244		396,800		1,200		664,800		1,062,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		453.80		/Parcel: 453.8				Land Unit Type:					

Parcel ID 138.0-0003-0015.0

!10685!

PRINT

Date	Time
12/11/20	00:58:05

LAST REV

Date	Time
07/26/18	11:09:28

mmcmakin

10685

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LONG DENISE A/T	71122-404	1	6/7/2018		1,100,000	No	No		
LONG DENISE A/D	47259-157		4/11/2006	Family		1	No	No	
LONG DANIEL/ETA	23063-159		4/9/1993		240,000	No	No	Y	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/26/2016	189	Manual	2,000		2/26/2016			Remove chimney.	9/1/2017	Meas/Inspect	HS	Hanne S
7/22/2003	593	Shed	1,000					10 ftx 12 ft	11/14/2008	Meas/Inspect	345	PATRIOT
8/19/2002	692	Inter Fi	6,000	C				INSTALL BEAM/FILL	11/9/1999	Meas/Inspect	263	PATRIOT
5/10/1993	159	Porch	3,000					ENCLOSE PORCH	1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Average			BK; 22809 PG; 294 646-0022, OF=BMT SINK.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 2 - Clapboard	30 %			OthrFix: 1	Rating: Fair												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fppl: 2	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: B- - Good (-)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1937	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G4	Fact: .			Floor:				Totals	RMs: 8	BRs: 4	Baths: 1	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL				
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	8	4	M				
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Additions:									
Prim Int Wall: 1 - Drywall				Functional:				Kitchen:									
Sec Int Wall:		%		Economic:				Baths:									
Partition: T - Typical				Special:				Plumbing:									
Prim Floors: 3 - Hardwood				Override:				Electric:									
Sec Floors: 4 - Carpet	15 %			Total:	31 %			Heating:									
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				General:									
Subfloor:				Basic \$ / SQ: 125.00				COMPARABLE SALES									
Bsmnt Gar: 1				Size Adj.: 1.15872097				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 0.99841499													
Insulation: 2 - Typical				Adj \$ / SQ: 144.611													
Int vs Ext: S				Other Features: 107122													
Heat Fuel: 2 - Gas				Grade Factor: 1.21													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 575054													
% Com Wall		% Sprinkled:		Depreciation: 178267					Juris. Factor: 1.00	Before Depr: 174.98							
				Deprecated Total: 396787					Special Features: 0	Val/Su Net: 115.75							
									Final Total: 396800	Val/Su SzAd: 192.25							
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:		Serial #:													
SPEC FEATURES/YARD ITEMS				Year:		Color:											
PARCEL ID 138.0-0003-0015.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2007	0.00	T	9.6	101					
19	Patio	D	Y	1	18X26	G	AV	1980	3.81	T	31.2	101			1,200		1,200
More: N	Total Yard Items:	1,200	Total Special Features:		Total:	1,200											
IMAGE																	
AssessPro Patriot Properties, Inc																	